

74-22-1 L-227 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John F. Vennes, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.28 (211.4) to permit a rear yard of 22 feet instead of the required 30 feet

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Additional living space is required and building to the rear is the only practical area to use. A minimum addition of 16 feet is required and thus would necessitate a 22 foot setback instead of the required 30 feet.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: John F. Vennes, Legal Owner
Address: 1623 York Rd., Lutherville, Md. 21093

Petitioner's Attorney: Robert H. Williams, Jr.
Address: 2210 Pennsylvania Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June 1973,

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of July, 1973, at 10:00 o'clock

at 10:00 A.M. (over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John F. Vennes, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 413, to permit a sign of 15 square foot instead of the required one square foot

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Customers have difficulty locating the studio without a substantially large sign.
- A small sign would be lost in the maze of all the large signs in the adjacent commercial areas.
- Proposed sign blends with the style of the house and is not an illuminated sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John F. Vennes
1623 York Road
Lutherville, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chase Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 25th day of June 1973

S. Eric DiMenna
Zoning Commissioner

Petitioner: John F. Vennes

Petitioner's Attorney: Robert H. Williams, Jr.

Reviewed by: Michael S. Flanagan
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 26, 1973

Mr. John F. Vennes
1623 York Road
Lutherville, Maryland 21093

RE: Variance Petition
Item 227
John F. Vennes

Dear Mr. Vennes:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of York Road and Haddington Road, in the 8th District of Baltimore County. The subject property is currently improved with a split level dwelling constructed of masonry and wood. The site plan indicates that this is a one family residence, however, there is an entrance off the York Road side of the property with a sign over it "Valley Studios", and it is apparent that a photography studio is located within the structure. Since this property is D.R. 16, it may be advisable for the petitioner to consider a Special Exception for an office, or if he is operating under the 25% factor for professional studios in a dwelling, the square footages of the entire floor area of the building should be submitted, including the areas used for dark room and film processing. The sign on the front appears to exceed the one square foot requirement and an additional Variance will be required or a smaller sign erected.

Mr. John F. Vennes
Item 227
Page 2
June 26, 1973

Curb and gutter exists along York Road and Haddington Road at this location. The petitioner is advised that a Variance cannot be self-created and he should further develop his reasons for hardship and practical difficulty.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Yours very truly,

John J. Dillon, Jr., Chairman
Zoning Advisory Committee

JJDjr:JJD
Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Chief of Engineering
ELLSWORTH N. DIVER, P.E. - CHIEF

June 5, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #227 (1972 - 1973)
Property Owner: John F. Vennes
1623 York Road
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.28 (211.4) to permit a rear yard of 22' instead of the required 30'
District: 8th No. Acres: 85' x 100'

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are not involved. However, it appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #227 (1972 - 1973).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURE
S-36 Key Sheet
1/7 NW 1 Pos. Sheet
NW 12 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR

June 7, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 227 - ZAC - May 29, 1973
Property Owner: John F. Vennes
1623 York Road
Variance from Section 1802.28(211.4) to permit a rear yard of 22' instead of the required 30'
District 8

Dear Mr. DiMenna:

The proposed variance to the rear yard is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

HSF/pk

TOWSON, MD, 21204

July 9 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
J. Eric Dinenna
Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week before the 9th day of July 1973 that is to say, the same was inserted in the issue of July 5, 1973.

STROMBENG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

TOWSON, MD., July 5 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of July, 1973, the first publication appearing on the 5th day of July, 1973.

THE JEFFERSONIAN.
G. Frank Smith

Cost of Advertisement, \$_____

FUNCTION	Well Map		Original		Duplicate		Tracing		GIS Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by:

Revised Plans:
Change in outline or description Yes
No

Previous case:

Map #

County Office Building
101 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this **16th** day of **July** 19**81**

[Signature]
 J. Lee Wilson
 Acting Commissioner

Prepared by: 160423 Submitted by: 160423

Plaintiff's Attorney: Smith Reviewed by: WGT

* This is not to be interpreted as acceptance of the Parties or assignment of a hearing.

Description

Beginning a point on the South side of Huntington Road, approximately 25 feet East of the East side of York Road and thence running the five following courses and distances.

1. N 70 10 50 E 63 feet

2. S. 19 49 10 E 100 feet

3. S 70° 10' 50" W 88 feet

4. N 19 54 15 W 74.96 feet

5. and by a curve to the right, with a radius of 25 feet, the distance of 39.31 feet to the place of beginning

1623 York Road
Lutherville, Md.
John Vennet

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MICHIGAN - ANNUAL CASH RECEIPT

10879

DATE July 2, 1973 ACCOUNT 03-663

\$25.00

751047125

[illegible]

WHITE - CASHMAN

John F. Vennart
1400 North Blvd

Indianville, FL 32909

25.00 HSC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

11114

DATE 7/26/73 ACCOUNT 01.662

AMOUNT \$3.25

WHITE - CARNIER

PINK AGENCY YELLOW

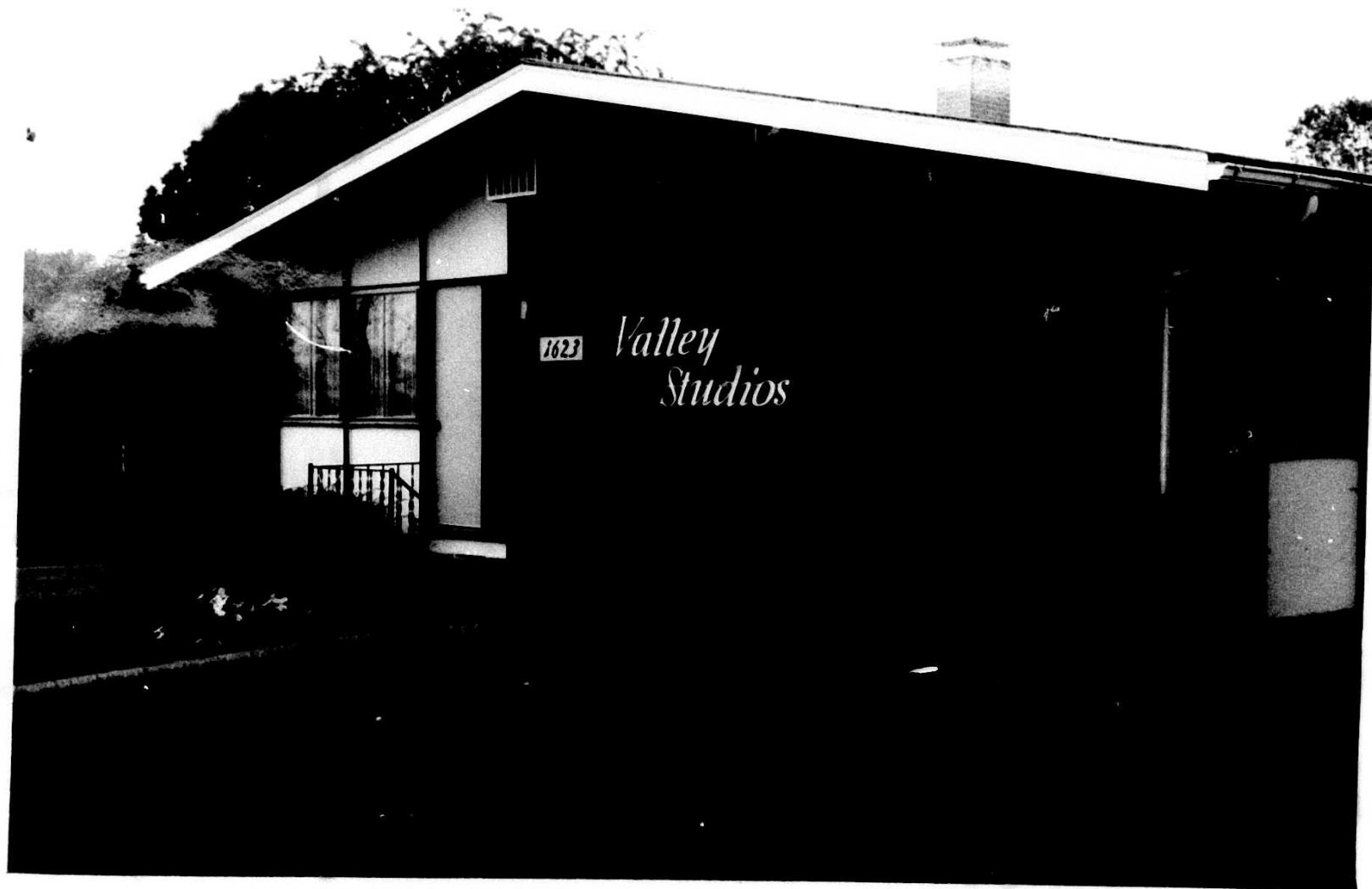
2622 York Rd.

Boothville, Md. 21091

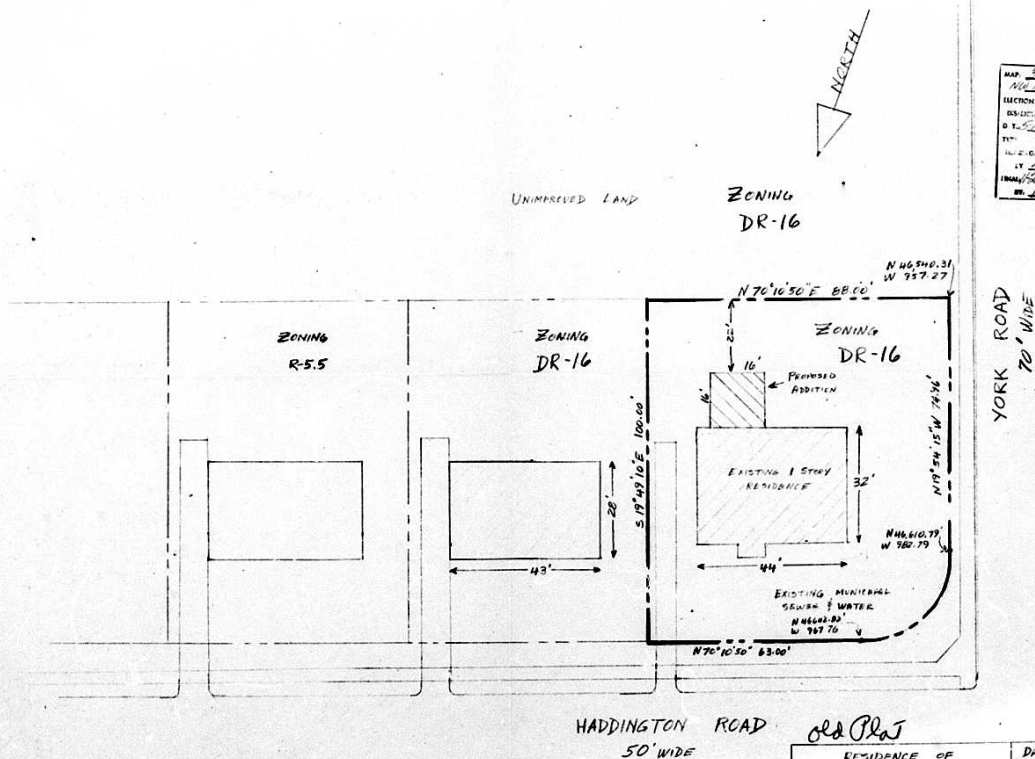
Posting and Advertising for Case #74-22-A

43.25%

PETITIONERS EXHIBIT 27



MAP	NO. 100
ELECTION	DISTRICT 8
DATE	MAY 1973
SCALE	1" = 200'
BY	...



old Plat RESIDENCE OF MR. JOHN F. VENNIS 1623 YORK ROAD LUTHERVILLE, MARYLAND ELECTION DISTRICT 8	DATE	MAY 1973
	SCALE	1" = 200'



EXISTING USE - 2 story hi-level dwelling with photography studio using less than 25% of total floor area. (See skt 2 of 2.)

Proposed use - Dwelling and studio with rear addition for expanding family and personal needs. Variance to Sect 1602.28(211.4) requested.

EXISTING SIGN - signs in use on west
end of building is 15 sq ft.
Variance requested to permit a sign
of 15 sq ft instead of one sq ft.
Sec. 413.1a



DR-16

UNIMPROVED LAND

DR-5.5

DR-16

N 46,540.31
N 957.27

DP-16

WORK ROAD
70' WIDE

REVISID PLANS

HADDINGTON ROAD

50' WIDE

Vennes
#227

RESIDENCE OF
MR. JOHN F. VENNES
1023 YORK ROAD
LUTHERVILLE, MARYLAND

ELECTION DISTRICT 8

DATE
MAY 1973

SCALE
1" = 20.0'

PLAT
#1 of 2

